

TO LET



GROUND FLOOR SHOP

UNIT 5, CARLTON HOUSE, WORCESTER STREET, KIDDERMINSTER, DY10 1EL



LOCATION

This recently refurbished ground floor unit is prominently located at the junction of Marlborough Street and Worcester Street in Kidderminster. The premises are adjacent to Toner Estate Agents and Shipways, opposite Connells and close to Dixons, Severn Estate Agents, etc.

DESCRIPTION

The premises comprise a ground floor lock-up shop.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

NET SALES AREA	700 sq ft	65 sq m
REAR STAFF/STORE	110 sq ft	10 sq m
TOTAL NET FLOOR AREA	810 sq ft	75 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

RENTAL

£8,750 pa (exclusive of rates).

RATING ASSESSMENT

Rateable Value: £9,600

Rates Payable 2019-2020: £4,713

Please contact the Local Authority for further information

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate will be available shortly.

BUILDING INSURANCE

We are advised that building insurance is currently approximately £400 per annum.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/-tnupK6FWNo>

Internal Video - <https://youtu.be/nxDUL1yTcpc>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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